

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 4, 2009
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***VERIZON WIRELESS CARMEL RESORT - PROJECT NO. 150787**
City Council District: 1; Plan Area: Rancho Penasquitos

STAFF: Simon Tse

Neighborhood Use Permit and a Site Development Permit (Process 3) for a wireless communication facility consisting of a 25'-0" high monopine supporting the installation of eight (8) wireless communication antennas. The associated above ground equipment cabinets shall be enclosed inside a chain link fence with proposed landscaping. The facility is located at 10985 Avenida Maria, in the RS-1-14 Zone of the Rancho Penasquitos Community Planning Area Mitigated Negative Declaration 150787. Report No. HO-09-013

RECOMMENDATION:

Approve

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ITEM-5: ***BENSON RESIDENCE - PROJECT NO. 144650**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit and Site Development Permit to demolish two single family residences and construct a 13,199 square-foot, two-story single family residence with a 5,186 square-foot below grade basement with attached guest quarters on a 1.32-acre site. The property is located at 5950-5960 Camino De La Costa in the RS-1-5 Zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Sensitive Coastal Overlay Zone, the First Public Roadway, the Beach Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan Area. Mitigated Negative Declaration 144650. Report No. HO-09-014

RECOMMENDATION:
Approve

ITEM-6: **WELLS RESIDENCE - PROJECT NO. 105795**
City Council District: 2; Plan Area: Mission Beach

STAFF: Laura C. Black

Coastal Development Permit to demolish the existing residence and construct a 1,310 square foot single family residence, including a one-car attached garage, on a 1,256 square foot site located at 818 Seagirt Court in the R-N Zone of Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limit, Beach Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Area Overlay Zones within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-09-015

RECOMMENDATION:
Approve

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ITEM-7: ***TERRY RESIDENCE - PROJECT NO. 125091**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (Environmentally Sensitive Lands – Coastal Bluffs) to demolish existing residence and construct an approximately 5,358 square foot, two-story, single family residence on a 9,848 square foot property. The project site is located at 5220 Chelsea Street, in the RS-1-7 Zone, Coastal Overlay Zone (appealable to State Coastal Commission), Parking Impact Overlay Zone, First Public Roadway, Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan Area. Mitigated Negative Declaration 125091. Report No. HO-09-018

RECOMMENDATION:

Approve

ITEM-8: **CASEY RESIDENCE - PROJECT NO. 152461**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Linda D. French

Coastal Development Permit and an Encroachment Maintenance Removal Agreement to construct a 468-square-foot addition to an existing single family residence and maintain a 3'0" fence in the public-right-of-way on a 6,843 square-foot site at 650 Loring Street in the RS-1-7 Zone, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area within the Pacific Beach Community Plan. Exempt from Environmental. Report No. HO-09-019

RECOMMENDATION:

Approve

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ITEM-9: **SIMPSON RESIDENCE - PROJECT NO. 158334**
City Council District: 2; Plan Area: Mission Beach

STAFF: **Linda D. French**

Coastal Development Permit to construct a 1,620-square-foot single family residence on a vacant 0.02-acre site. The property is located at 812 Salem Court in the R-N Zone of Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area within the Mission Beach Community Plan Area. Exempt from Environmental. Report No. HO-09-021

RECOMMENDATION:

Approve